GOVERNMENT OF INDIA
COMMERCE AND INDUSTRY
LOK SABHA

UNSTARRED QUESTION NO:2870
ANSWERED ON:20.03.2017
Grey Area in Ease of Doing Business
Joshi Shri Chandra Prakash

Will the Minister of COMMERCE AND INDUSTRY be pleased to state:

(a) whether the Government has taken cognizance of the report of the Parliamentary standing committee that issue of construction permits is a grey area in the 'Ease of Doing Busines' scenario and there is an urgent need for introduction of fast track building plan approval systems;

(b) if so, the action taken by the Government in this regard and if not, the reasons therefor; and

(c) whether the Government also proposes to introduce risk based classification system based on the structural requirements and intended usage and if so, the details thereof?

Answer

???????? ??? ?????? ???????????? (????????? ??????)(??????? ??????? ???????)
THE MINISTER OF STATE (INDEPENDENT CHARGE)
OF THE MINISTRY OF COMMERCE & INDUSTRY
(SHRIMATI NIRMALA SITHARAMAN)

(a): Yes, Madam. The Department Related Parliamentary Standing Committee on Commerce on Ease of Doing Business has observed that the issue of construction permits is a grey area in the 'Ease of Doing Business' scenario and there is an urgent need for introduction of fast track building plan approval systems at least for low risk buildings.

(b) & (c): The following action has been taken in respect of the two cities (Delhi and Mumbai) which are covered under the World Bank's Doing Business Report.

I) Delhi Development Authority has notified the Unified Building Byelaws on 22nd March, 2016, which allows for risk-based inspection for different building types. Provision has been made in bye-laws of Delhi for deemed approval of building plan of 105 sq. mts. and height upto 15 mts. for residential and approval by architects/ engineers for residential buildings between 105 - 500 sq. mts. and height below 15 mts. Risk based classification has been done for all categories for fast tracking building plan approval, inspection and issuance of occupancy-cum-completion certificate. The entire building approval process has been made online so that the building plan applications are submitted online, building fees and other charges are deposited online and after due scrutiny, the approvals are conveyed online.

Buildings/warehouses/godowns etc. have been classified into four categories under risk based classification as very low, low, moderate and high.

For fast-tracking the approval of construction permits, the time limit has been fixed in the Building Bye-laws as under:

â€¢ Very low − 10 days

â€¢ Low and Moderate − 20 days

â€¢ High Risk − 30 days

II) Municipal Corporation of Greater Mumbai has implemented a risk based assessment framework with risk parameters such as building height, location, type of activity, etc. in order to enable fast track approval of low risk buildings in Mumbai. As per the framework, low risk buildings are allowed self-certification for building plan approval.

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